

Shropshire Council  
Planning - Central Team  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND  
**FAO Vincent Maher and Tim Rogers**

15<sup>th</sup> January 2018

Dear Sirs

**HYBRID APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 600 DWELLINGS, ACCESS, FOOTPATHS, CYCLEWAYS, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED DRAINAGE AND DEVELOPMENT INFRASTRUCTURE  
LAND AT WEIR HILL, BETWEEN PRESTON STREET AND TO THE REAR OF EXISTING PROPERTIES FRONTING LONDON ROAD, SHREWSBURY  
APPLICATION ON BEHALF OF TAYLOR WIMPEY AND PERSIMMON HOMES  
APPLICATION REFERENCE 17/01612/OUT**

We have read your Report for this Thursday's Planning Committee Meeting (18<sup>th</sup> January) which re-presents the application back to Planning Committee following its deferral at the Planning Committee in November 2017. We note the additional information provided by Officers to address the points of clarification requested by Members and we support the recommendation to grant planning permission again reached by officers.

As you are aware the SAMDev makes reference to 150 dwellings being served off Preston Street, unless an alternative is justified through a detailed, site specific Transport Assessment (SHREW027).

We have, in support of the above planning application submitted a detailed Transport Assessment that uses appropriate traffic survey data to confirm there is currently no technical reason why the originally proposed trigger of 365 dwellings could, in fact, not be higher with the whole of the proposed 600 dwellings capable of being served off Preston Street.

However, my clients have listened to the concerns raised by Members and local people regarding the number of proposed dwellings being served off Preston Street and the level of associated construction traffic prior to delivery of the London Road link as a second access for the development. The evidence presented with the planning application sought to suggest an appropriate trigger point in line with the principles established within the Council's SAMDev Plan and we believe that the information provided to date is of sufficient detail to achieve this.

Through the application process you will recall that my clients have previously responded to member and resident feedback that the original trigger value of 365 dwellings was excessive and in the interests of responding to these concerns; offered a reduction in that number to 250 dwellings served off Preston Street, with no more than 290 properties being under construction until the London Road link was constructed and available for public use. This despite the lack of technical argument to justify that any reduction was required.

We understand that this initial reduction continues to be a sensitive matter and we are keen to move forward positively and to work alongside members and local residents in the delivery of this development. My clients wish to be seen as responding to local concerns and on that basis, notwithstanding the technical evidence supporting the application and without prejudicing their position should consent not be granted, they have evaluated matters further and are prepared to offer a further reduction in the number of dwellings served from a single point of access off Preston Street to 225; with no more than 250 properties under construction until the London Road link is available for public use.

I am sure you will highlight that the trigger sits alongside other measures included within the application such as the Construction Environmental Management Plan which already proposes to control deliveries and construction activities to minimise impacts on local residents.

I trust this is of further assistance.

Yours faithfully



**Jason M Tait - MRTPI, Director**  
**For and on behalf of Planning Prospects Ltd**